

A two-story brick house with a dark brown tiled roof and a chimney. The front facade features a large bay window with white frames and a curved, cream-colored plastered section below it. To the right of the bay window is a white-framed conservatory with a dark brown tiled roof. The house is set on a brick-paved driveway. To the right, a portion of a white-painted house is visible. The sky is blue with scattered white clouds. A yellow oval logo with green text is in the top right corner.

melvyn
Danes
ESTATE AGENTS

Marcot Road
Solihull
Asking Price £300,000

Description

Marcot Road is accessed off Wagon Lane, Wagon Lane joins the Coventry road and Barn Lane which in turn joins the A41 Warwick Road which leads to the town centre of Solihull or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

The property is well placed for local shopping in nearby Lyndon Road including a Tesco supermarket at the junction with the A45 Coventry Road. Further shopping will be found along the A45 at the Wheatsheaf and regular bus services operate along here to the city centre of Birmingham. Travelling away from Birmingham along the A45 one will come to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

A recreation ground is a short distance from the property offering a vast area of public open space with leisure facilities along with Olton Railway Station offering services to Birmingham and beyond.

Solihull town centre offers excellent shopping facilities and a thriving business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Accessed via a driveway leading to porch entrance door allowing further access to the main front door into the entrance hall. Off the hall we have a ground floor shower room, access into the open plan living dining room and further access into the large fitted kitchen with a range of integrated appliances. Off the kitchen we have a full width conservatory with doors opening onto the landscaped rear gardens.

To the first floor we have three bedrooms two of which a great sized doubles with built in wardrobes and a further single room. We also have access into the family shower room as well as loft access.

To the rear we have a good sized private garden with patio area and mainly laid to lawn, raised deck and path leading to garden shed and large garage with secure rear vehicular access.



Accommodation

Entrance Porch

Entrance Hall

Living/Dining Room

19'1" x 10'2" (5.83 x 3.12)

Kitchen

9'9" max x 16'8" (2.98 max x 5.10)

Conservatory

5'5" x 16'7" (1.67 x 5.08)

Ground Floor Shower Room

Bedroom One

12'2" x 10'2" (3.72 x 3.12)

Bedroom Two

10'2" x 10'2" (3.12 x 3.12)

Bedroom Three

7'2" x 6'1" (2.20 x 1.86)

Shower Room

Private Rear Gardens

Single Rear Garage



TENURE: We are advised that the property is Freehold

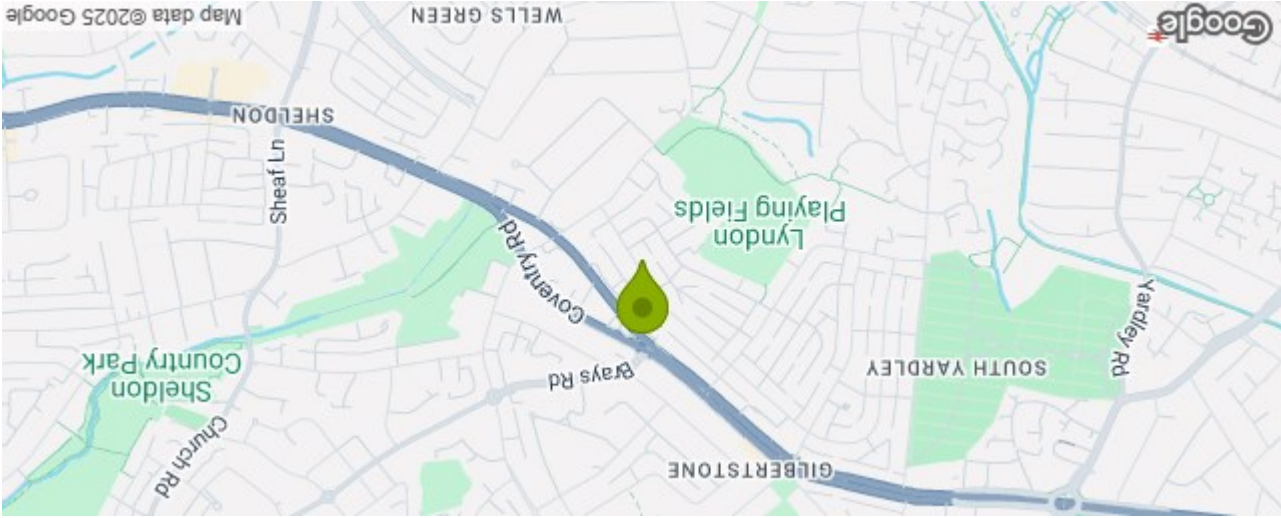
BROADBAND: We understand that the standard broadband download speed at the property is around 18 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 12/09/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 12/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

VIEWING: By appointment only with the office on the number below.

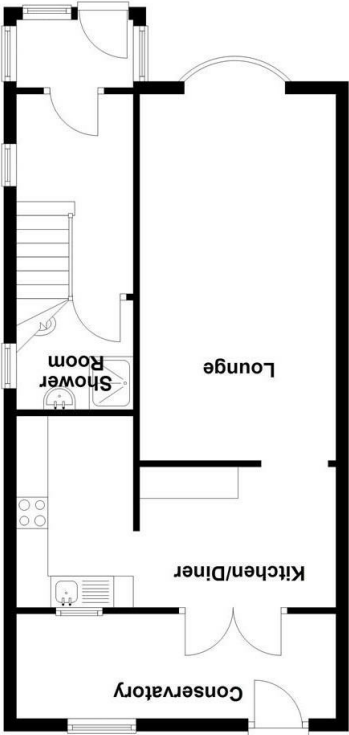
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor. Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



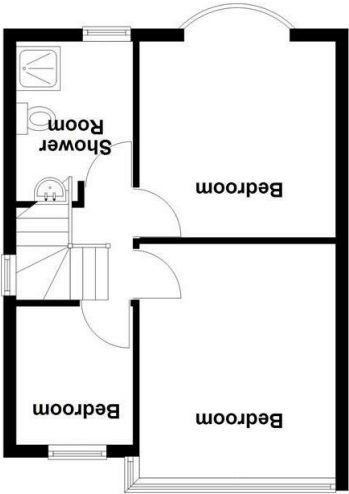
Ground Floor

Approx. 569.0 sq. feet



First Floor

Approx. 371.0 sq. feet



Total area: approx. 939.9 sq. feet

33 Marcot Road Solihull B92 7PR
Council Tax Band: C

Energy Efficiency Rating		
Potential	Current	
		Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not energy efficient - higher running costs
		EU Directive 2002/91/EC

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.